

# \$459,500 - 7018 34 Avenue Nw, Calgary

MLS® #A2267760

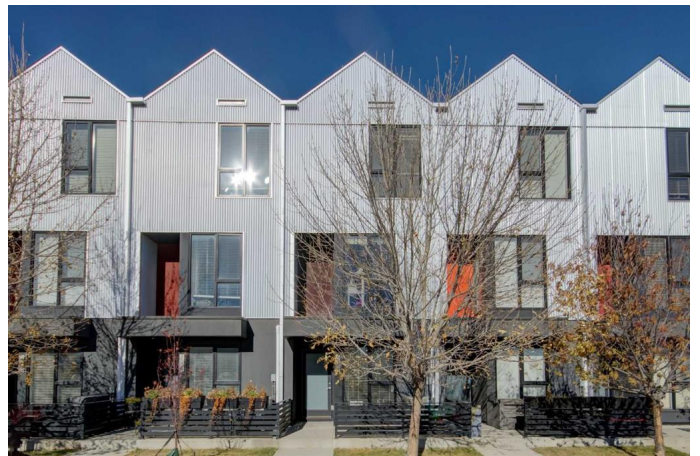
**\$459,500**

3 Bedroom, 3.00 Bathroom, 1,391 sqft

Residential on 0.02 Acres

Bowness, Calgary, Alberta

Experience modern living at its finest in this beautifully designed and FRESHLY PAINTED townhouse in one of the most desirable community of Bowness with around 1400 Sqfeet living area is the perfect choice for FIRST\_TIME buyers or INVESTORS seeking a prime location. Enjoy breathtaking ridge VIEWS with easy access to downtown Calgary and the majestic Rockies and start your mornings on the sunny south-facing patio. A convenient bedroom and direct access to the ATTACHED GARAGE and the bathroom add everyday functionality and comfort or make use of the versatile front bedroom, ideal as a home office, gym, or cozy retreat. The OPEN\_CONCEPT main level is filled with natural light, featuring a sleek kitchen with full-height cabinetry, stainless steel appliances, and a spacious island with seating â€” perfect for entertaining or casual dining. Step onto the private balcony, complete with a built-in BBQ gas line, for effortless outdoor cooking and relaxation. Upstairs, youâ€™ll find two generously sized bedrooms, each with its own ensuite bathroom and dual closets, plus a stacked laundry area and linen storage for added convenience. This thoughtfully planned community offers visitor parking with EV charging, a childrenâ€™s playground, and proximity to Bow Valley Crossing, Superstore, Trinity Hills, and the Calgary Farmersâ€™ Market. With its MODERN DESIGN, practical layout, and unbeatable location, this home is an exceptional opportunity to live or invest in



one of Calgary's most desirable areas!

Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2267760      |
| Price          | \$459,500     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,391         |
| Acres          | 0.02          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7018 34 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 6E8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |

|          |             |
|----------|-------------|
| Cooling  | Central Air |
| Basement | None        |

**Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, Playground              |
| Lot Description   | Other                            |
| Roof              | Asphalt Shingle                  |
| Construction      | Metal Siding, Stucco, Wood Frame |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 13                 |
| Zoning         | DC                 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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